

011.A

0001

0211.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

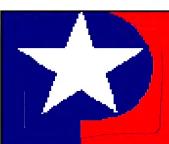
227,900 / 227,900

USE VALUE:

227,900 / 227,900

ASSESSED:

227,900 / 227,900


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

## OWNERSHIP

Unit #:	211
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Owner 1: TEEHAN MARGARET M &amp; EDWARD R J

Owner 2: -

Owner 3: -

Street 1: 2 RUSSETT RD

Street 2: -

Twn/City: BEDFORD

St/Prov: MA Cntry Own Occ: N

Postal: 01730 Type: -

## PREVIOUS OWNER

Owner 1: TEEHAN MARGARET M -

Owner 2: -

Street 1: 60 PLEASANT ST UNIT 211

Twn/City: ARLINGTON

St/Prov: MA Cntry -

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 477 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 1 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	227,900			227,900		148879
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	227,900	0	.	.	227,900		Year end	12/23/2021
2021	102	FV	224,900	0	.	.	224,900		Year End Roll	12/10/2020
2020	102	FV	218,900	0	.	.	218,900	218,900	Year End Roll	12/18/2019
2019	102	FV	185,800	0	.	.	185,800	185,800	Year End Roll	1/3/2019
2018	102	FV	155,500	0	.	.	155,500	155,500	Year End Roll	12/20/2017
2017	102	FV	145,400	0	.	.	145,400	145,400	Year End Roll	1/3/2017
2016	102	FV	145,400	0	.	.	145,400	145,400	Year End	1/4/2016
2015	102	FV	132,000	0	.	.	132,000	132,000	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
TEEHAN MARGARET	67203-219		5/5/2016	Convenience		1	No	No		1070
GRUBIS MICAH JE	62926-59		11/14/2013		157,000	No	No			
	18573-125		9/1/1987		84,000	No	No	Y		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/11/2017										Measured	DGM	D Mann
10/31/2000										Hearing Chag	201	PATRIOT
5/6/2000											197	PATRIOT

## ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA		
		/	/

**EXTERIOR INFORMATION**

Type:	7 - Condo Garden	
Sty Ht:	5 - 5 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	2 - Steel	
Prime Wall:	8 - Brick Veneer	
Sec Wall:		%
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	BRICK	
View / Desir:	P - Poor	

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1971
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**OTHER FEATURES**

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

**CONDOS INFORMATION**

Location:	S - Side
Total Units:	
Floor:	2 - 2nd Floor
% Own:	0.903699994
Name:	16 - 6031

**DEPRECIATION**

Phys Cond:	AV - Average	28. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total:	28.8 %
<b>CALC SUMMARY</b>	
Basic \$ / SQ: 325.00	
Size Adj.: 1.75786161	
Const Adj.: 0.75682443	
Adj \$ / SQ: 432.378	
Other Features: 32667	
Grade Factor: 1.00	
NBHD Inf: 1.34000003	
NBHD Mod:	
LUC Factor: 1.00	
Adj Total: 320141	
Depreciation: 92201	
Depreciated Total: 227940	

**COMMENTS**

Building Number 1.

**SKETCH**

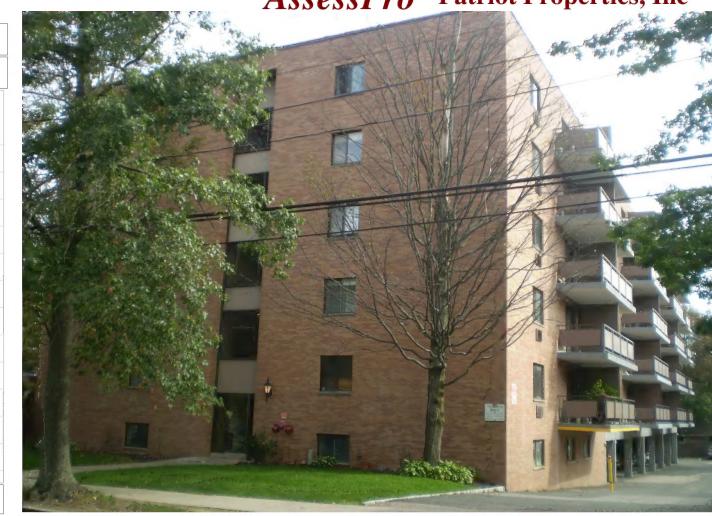
1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 1	BRs: 1
	Baths: 1	HB

**REMODELING****RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	1	1	0
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
<b>Totals</b>				
	1	1	1	

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area Usbl	Descrip	% Type	Qu Ten
GLA	Gross Liv Ar	477	432.380	206,244					
<b>Net Sketched Area:</b> 477 <b>Total:</b> 206,244									
Size Ad	477	Gross Area	477	FinArea	477				

**IMAGE**

**AssessPro** Patriot Properties, Inc